024.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,100 / 723,100
					USE VALUE:	723,100 / 723,100
					ASSESSED:	723,100 / 723,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		TEEL ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CERVANTES MICHAEL & MARIA
Owner 2:	
Owner 3:	
Street 1:	10 TEEL ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAC PHERSON HELEN -
Owner 2:	-
Street 1:	10 TEEL ST PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,250 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1910, having primarily Vinyl Exterior and 1893 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4250.000	279,100	6,000	438,000	723,100
Total Card	0.098	279,100	6,000	438,000	723,100
Total Parcel	0.098	279,100	6,000	438,000	723,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.96 | /Parcel: 381.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	15771
GIS Ref	
GIS Ref	
Insp Date	04/28/09

!1963!

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,100	6000	4,250.	438,000	723,100	723,100	Year End Roll	12/18/2019
2019	101	FV	262,300	6000	4,250.	465,400	733,700	733,700	Year End Roll	1/3/2019
2018	101	FV	262,300	6000	4,250.	339,500	607,800	607,800	Year End Roll	12/20/2017
2017	101	FV	262,300	6000	4,250.	295,700	564,000	564,000	Year End Roll	1/3/2017
2016	101	FV	262,300	6000	4,250.	251,900	520,200	520,200	Year End	1/4/2016
2015	101	FV	232,100	6000	4,250.	246,400	484,500	484,500	Year End Roll	12/11/2014
2014	101	FV	232,100	6000	4,250.	202,600	440,700	440,700	Year End Roll	12/16/2013
2013	101	FV	232,100	6000	4,250.	192,700	430,800	430,800		12/13/2012

PRINT

Date	Time
12/10/20	17:29:45

LAST REV

Date	Time
04/05/17	13:30:55
mmcmakin	
1963	

USER DEFINED

Prior Id # 1:	15771
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC PHERSON HEL	67800-375		8/12/2016		665,000	No	No		
	12236-196		6/30/1972		24,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2004	911	Siding	20,824					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2017	SQ Returned	MM	Mary M
4/28/2009	Measured	163	PATRIOT
3/8/2005	External Ins	BR	B Rossignol
12/11/1999	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4250		Sq. Ft.	Site		0	80.	1.29	1									438,002						438,000	

Total AC/HA: 0.09757 | Total SF/SM: 4250 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 438,002 | Spl Credit | Total: 438,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342821
Depreciation:	63765
Depreciated Total:	279056

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

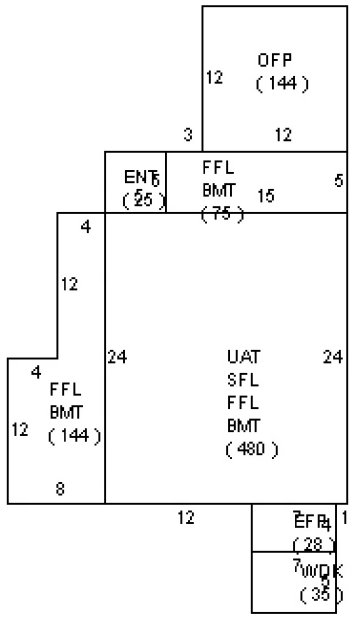
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	125.16
Final Total:	279100	Val/Su SzAd	236.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	699	78.590	54,933
FFL	First Floor	699	168.730	117,944
SFL	Second Floor	480	168.730	80,992
OFP	Open Porch	144	27.960	4,026
UAT	Upper Attic	120	118.110	14,174
WDK	Deck	35	16.000	560
EFP	Enclos Porch	28	72.590	2,033
ENT	ENTRY	25	26.400	660
	Net Sketched Area:	2,230	Total:	275,322

Size Ad	1179	Gross Are	2590	FinArea	1893

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X22	A	AV	1925	22.75	T	40	101			6,000			6,000
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000